

MASTER PLAN COMMITTEE  
Austin, Texas

Regular Meeting -- January 19, 1972

The meeting of the Committee was called to order at 3:00 p.m. in the Conference Room of the Department of Planning, Third Floor, Municipal Building.

Present

William Milstead, Chairman  
Walter Chamberlain  
Jean Mather  
Alan Taniguchi

Absent

Royce Faulkner

Also Present

Richard Lillie, Director of Planning  
Evelyn Butler, Supervising Planner  
Caroline Schreffler, Administrative Secretary

The minutes of the meeting of the Master Plan Committee on December 20, 1971 were approved.

C2-71-1(f)

AMENDMENT TO THE AUSTIN DEVELOPMENT PLAN

Approximately 49 acres of land in southwest Austin located on the south side of U. S. Highway 290 (South Lamar Boulevard) west of Brodie Lane. Requested by Elmer Cullers to change the land use designation from Low Density Residential to Commercial Service and Semi-Industrial.

Mr. Richard Lillie, Director of Planning, displayed maps of this area and reviewed the history of this application. It was postponed from December, 1971 due to error in notification and is to be considered in relation to C2-71-1(i) - Travis Country, which is also in this area.

The property under consideration is in the area of the U.S. 290 and Mo-Pac intersection. A previous request was granted in this area for Light Industrial use to a depth of 600 feet from the highway; this requested change would extend that designation approximately 1300 feet for a total depth of 2,000 feet. At the time this request was originally submitted, the staff felt that this area around the interchange of two major highways would be used for other than single-family residential use, such as a form of commercial or light industrial use, and this application was recommended.

In studying the total area, and in view of the proposed development, it is now recommended that commercial and light industrial development be clustered around the major intersection, but should not extend back to the depth proposed. The rear 1,200 feet should be developed as multi-

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family use for a buffer for the single-family residential use. The exact site of the U.S. 290-MoPac intersection has not been has not been acquired

Mr. A. S. Duncan represented the applicant. In view of the like zoning directly across from this tract, and the proximity of this land to the massive interchange planned, and the large area to be developed as residential use, the highest and best use of this tract is Commercial Service and Semi-industrial. The topography of this tract is ideally suited for this type of development, which will be greatly needed for future service to the area. It is felt that the reversal of the staff recommendation is unfair to the applicant, and postponement is requested to obtain legal counsel.

Mr. Chris Crow, real estate agent, represented several property owners in this area. These owners do not oppose the requested land use designation, as this tract of land should be used for other than residential purposes; however, they feel that many of the uses allowed under this designation would have an adverse effect upon the proposed surrounding uses of residential. These owners would request more detailed information on the planned development for this tract.

Mr. Lillie explained that a Master Plan Change relates to land use only, and is not comparable to the zoning of a tract. For this reason it is of greatest importance to consider a large area, rather than a small tract, as control of development such as zoning is not applicable.

Messrs. John Phillips, Harold Kennedy and Alec McFarland were present at this meeting and were opposed to this request. Much of the property in this area has been heavily restricted for residential use; the uses allowed under the requested classification could be detrimental to the surrounding development. The use of this tract will influence a very extensive area of undeveloped land.

Mr. Taniguchi stated that full consideration of the larger area should have been made before the previous tract was changed; the area adjacent to U. S. Highway 290 is suitable for more intense use, but protection should be provided for residential developers of the surrounding property.

Mr. Duncan stated that the planned development for this tract would not adversely affect the area. A buffer of multi-family use at the rear of this tract would be agreeable.

The members discussed the information and agreed that the land around the proposed major interchange in this area should be used commercially. The requirement of a site plan for the development, or a possible designation as a Planned Development Area were identified as methods of controlling the quality of the development. They were of the opinion that a boundary

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should be established for higher intensity of use along the highway, such as the creek to the north and designated footage to the south. They requested that the staff study the topography of the area for a recommendation on a boundary to be established, for presentation to the full Commission. This is to be a statement of depth off the highways recommended for more intensive land use.

The members discussed the request for postponement and concluded that the information available allowed a fair and impartial decision. They directed the staff to contact Mr. A. S. Duncan and discuss with him the possible alternative plans for this property. Mrs. Mather stated that the property would be easier to sell with a good overall development plan. The Committee then

VOTED: To REFER TO THE FULL COMMISSION C2-71-1(f), Amendment To The Austin Development Plan, and to receive at that time a detailed recommendation from the staff regarding the establishment of boundaries for industrial use in this area.

AYE: Messrs. Milstead, Chamberlain, Taniguchi and Mrs. Mather  
ABSENT: Mr. Faulkner

C2-71-1(i) AMENDMENT TO THE AUSTIN DEVELOPMENT PLAN

Approximately 818 acres of land known as Travis Country Subdivision located in southwest Austin north of U. S. highway 290, west of Loop 360 between U. S. Highway 290 and Barton Creek. The request is by Walter Carrington to change the land use designation from undesignated and Suburban Residential to Low Density Residential. This area includes an additional 1759 acres for study.

Mr. Richard Lillie, Director of Planning, reported that this acreage is located in southwest Austin, on the north side of Boston Lane near its intersection with U.S. Highway 290. The area is presently designated suburban residential and is bounded upon the south by U.S. Highway 290 and the proposed Mo-Pac Boulevard, on the west by the proposed West Lake Drive, and on the north and east by Barton Springs Creek. The proposed development includes single-family residential subdivisions, cluster subdivisions, multi-family development and an office park, with commercial development at major intersections; also included is a golf course. The planned total of 5,400 units is within the range of the low density designation. Much of the topography in this area is restrictive, with severe ravines and gullies near Barton Springs Creek. Mr. Lillie reviewed the locations of the different types of development and the planned street pattern; the developer and the Planning Department staff have been working on this plan for the past three months and are in fairly close agreement.

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Vehicular access to the City is presently limited to U.S. Highway 290, which serves as the primary route from the southwest. It is expected that Mo-Pac Boulevard will reduce the use of U.S. Highway 290, but this facility is not programmed for completion until approximately 1980. Further, due to the alignment of U.S. Highway 290 and the Mo-Pac Boulevard, direct access to this development will necessitate cross-overs. The exact site for this intersection has not been acquired at this time.

Mr. Paul Jones, attorney, represented the applicants. He briefly reviewed the schematic plan for the development. Approval is requested of the intent of the master plan for this area, which will be developed gradually. The Committee will have an opportunity to review the portions as they are developed; subdivisions will be required and requests for zoning and Planned Unit Developments will be utilized. A subdivision of approximately sixty acres has been approved by the Planning Commission in this area. The primary problem at this time is the lack of knowledge concerning the location of the major highway intersection.

Mr. Lillie stated that probably more recreational area should be provided to serve the residents of this area, as the golf course will be a specialized use. Sites for schools have not been designated at this time, and final details of drainage and layout of streets will be worked out as sections of the development are approved. The topography of the area will be restrictive, and development is expected to be less than the ten units per acre allowed under the requested classification. The sanitary sewer line could follow either Barton Springs Creek or Williamson Creek.

Mr. Jones stated that a network of horseback riding trails is being planned, and an area where residents may board horses. Tennis courts will be developed, and the clubhouse at the golf course will be for general use. Plans are now before the Water Quality Board for a sewer system in which the effluent will be used to irrigate the golf course. The City plans to extend their sewer line up Barton Creek, and should be able to serve this area within five years. School sites are being discussed with the School Board, and will be provided.

Mr. Gifford White stated that he owns twenty-six acres near the area under consideration, which is being used as light industrial by his company, which manufactures electronic instruments for industry. This property was purchased to insure the orderly expansion of this company. Mr. White requested that his property be protected for this use; he will submit a master plan change request for his property.

The Committee members discussed the information as presented, and commended the over-all plan of the developer. The Committee then

VOTED: To recommend that C2-71-1(i), Amendment To The Austin Development Plan be GRANTED, recognizing the comments of the staff regarding final plans for open space areas, streets to be provided, and the sewer system.

AYE: Messrs. Milstead, Chamberlain, Taniguchi and Mrs. Mather  
ABSENT: Mr. Faulkner

C2-72-1(a) AMENDMENT TO THE AUSTIN DEVELOPMENT PLAN

Approximately thirty acres of land located in north Austin, north of Rutland Drive and east of the H. & T. C. Railroad. The request is by Ronald Types for a change in the land use designation from Manufacturing and Related Uses to Medium Density Residential.

Mr. Richard Lillie, Director of Planning, reported that this area is located between Rutland Drive and Kramer Lane and adjacent to a gradually developing industrial area. A recent industrial subdivision located on Kramer Lane and the W. B. Houston development northwest of the request have established the industrial uses in the northerly and westerly section. South of Rutland Drive, Stran Steel, contractors and storage yards are already established.

The eastern boundary of this request is vacant. A tract owned by L. East, is presently designated suburban residential, i. e. up to three units per gross acre. Further to the east, the Quail Creek development is located and is presently being developed. An elementary school site is located on Quail Valley Boulevard. Along both sides of Rutland Drive, running north and south, the area to the south has been zoned for multi-family development within the City in Quail Creek West, Phase 2, Section 2.

This area was designated low-density residential in the plan adopted in June, 1961. In June, 1971, Mr. Floyd Hills requested a change in the plan from low density residential to manufacturing and related uses. He proposed an industrial subdivision and subsequently filed a preliminary plan for the area. If this request is granted, the property will be bordered on three sides by land designated manufacturing and related uses. This tract is outside the informal buffer zone between the commercial and residential use, which should be developed for multi-family use.

Mr. Richard Dorrell represented the applicants. He stated that a survey has been made of warehouse development in the City; it is felt that there is no demand for such facilities and that the proposed use is more economically feasible at this time. He displayed a tentative site plan for the tract, with commercial development adjacent to Rutland Drive and duplex and fourplex use for the remainder of the tract. Privacy fencing is planned to protect the residents from the adjoining industrial property. The applicants are willing to designate the surrounding land use classification on the plat, for the information of purchasers.

Mr. Fritz Becker, a property owner in this area, stated that he strongly opposes this request as an intrusion into an industrial area, which will be more fully developed in the future. This property was purchased for industrial use, and it is felt that residents would object to full utilization by these owners. Mr. Becker requested protection for this industrial area.

The Committee reviewed the information and discussed this area. The subdivision being developed extends to within five hundred feet of the tract under consideration. Mr. Taniguchi stated that as the buffer zone has previously been established, it would seem unfair to allow exceptions. The members agreed that commercial and industrial property is needed by the City.

C2-72-1(a)--Contd.

The Committee then

VOTED: To recommend that C2-72-1(a), Amendment to The Austin Development Plan be DENIED, as not in conformance with the area.

AYE: Messrs. Milstead, Chamberlain, Taniguchi and Mrs. Mather

ABSENT: Mr. Faulkner

The meeting was adjourned at 5:30 p.m.



Richard R. Lillie  
Executive Secretary